

CURTIS O'BOYLE

Sales & Lettings

Suffolk Road, Maldon
CM9 6AY



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CM9 6AY £315,000

Situated on the popular western side of Maldon and offered with no onward chain a three bedroom semi-detached house in need of refurbishment.

ENTRANCE HALL Upvc entrance door and double glazed window to front aspect, textured ceiling, radiator, stairs to first floor, understairs cupboard.

LOUNGE 11' 7" x 11' 2" (3.53m x 3.4m) Double glazed window to front aspect, textured ceiling, radiator,

DINING ROOM 12' 4" x 10' 3" (3.76m x 3.12m) Double glazed window to rear aspect, textured ceiling, radiator, gas fire.

KITCHEN 9' 6" x 8' (2.9m x 2.44m) Double glazed window to rear aspect, textured ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled splashbacks, built in pantry cupboard, obscure double glazed door to:

BOOT ROOM 7' 6" x 7' 4" (2.29m x 2.24m) Glazed door to rear garden, window to rear aspect, radiator, fitted base and wall units, sliding door to:

GARAGE 17' 11" x 7' 6" (5.46m x 2.29m) Power and light connected, up and over door.

FIRST FLOOR LANDING Obscure double glazed window to side aspect, textured ceiling, loft access.

BEDROOM ONE 12' 5" x 11' 2" (3.78m x 3.4m) Double glazed window to rear aspect, textured ceiling, radiator, fitted wardrobes.

BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m) Double glazed window to front aspect, smooth ceiling, radiator, wood effect laminated flooring.

BEDROOM THREE 8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window to front aspect, smooth ceiling, radiator, wall mounted gas boiler, fitted cupboard.

BATHROOM 7' 10" x 7' 4" (2.39m x 2.24m) Obscure double glazed window to rear aspect, textured ceiling, radiator, panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, tiled splashbacks.

REAR GARDEN 50' (15.2m) Approx in length. Paved patio area, mature shrubs, panelled fencing,

FRONT GARDEN Driveway, area laid to lawn.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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